

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Planning Services Department**

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274

Website: <http://sumtercountyfl.gov/BuildingServices>



# **Memo**

**To:** Zoning & Adjustment Board  
**From:** Brad Cornelius, AICP, Planning Manager  
**Date:** March 9, 2010  
**RE:** Second Public Hearing Regarding Evaluation & Appraisal Report

The Evaluation & Appraisal Report of the Sumter County Comprehensive Plan (EAR) is a review of the effectiveness of the implementation of the County's Comprehensive Plan and to identify how the Comprehensive Plan should be amended to reflect the current needs and future plans of the county. The EAR is required by Florida Statute. The County's current Comprehensive Plan was adopted in July 2002.

Due to the extensive nature of the EAR, the EAR will be presented to the Board over a series of public hearings. The first public hearing was held on March 1, 2010, and addressed the staff evaluation of the population projections adopted in 2002 and to present an introduction to the issues of local concern. This second public hearing on March 15, 2010, is to provide the opportunity for staff to present information regarding coordination of water supply planning with the Southwest Florida Water Management District and the Withlacoochee Regional Water Supply Authority, and coordination of public school planning with the Sumter County School District.

At the March 15, 2010, public hearing, no vote is required by the Board. The purpose of the public hearing is to allow for staff presentation of the topics identified above, opportunity for public comment, and opportunity for comments/concerns by the Board.

Bradley T. Cornelius, AICP  
Planning Manager  
(352) 793-0270

Bradley S. Arnold,  
County Administrator  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Richard "Dick" Hoffman, Dist 1  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Doug Gilpin, Dist 2  
Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Don Burgess, Dist 3  
Vice Chairman  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Garry Breeden, Dist 4  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Randy Mask, Dist 5  
2<sup>nd</sup> Vice Chairman  
Office: (352) 793-0200  
Home: (352) 793-3930  
910 N. Main Street  
Bushnell, FL 33513

## **Coordination of Water Supply Planning**

Planning to assure the availability of potable water to serve existing and future populations is critical to comprehensive planning. The Evaluation and Appraisal Report is required to assess how well the Comprehensive Plan is coordinated with the water supply planning efforts of the Southwest Florida Water Management District and the Withlacoochee Regional Water Supply Authority.

Due to the transient nature of ground and surface waters, the planning and management of potable water resources is best achieved in a cooperative and regional process. In Sumter County, the regional agencies primarily focused on the planning and management of potable water resources are the Southwest Florida Water Management District and the Withlacoochee Regional Water Supply Authority.

Sumter County is not a potable water supplier. Unless properties are served by a private potable water well, potable water is supplied in the county by the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood and by several private utility companies. The largest of the private utility companies are those utilities providing potable water to The Villages (Little Sumter Utilities and North Sumter Utility -72% of all potable water service connections). A list of permitted public potable water supply systems is included in Table 4-1.

The Southwest Florida Water Management District maintains a Regional Water Supply Plan (RWSP) to coordinate potable water supply within the District. However, the currently adopted RWSP (2006) does not include Sumter County. The RWSP includes references to an on-going planning effort within the District called the "Northern District Strategy". The "Northern District Strategy" is a program that investigates potential strategies to address future potential impacts to potable water supplies as a result of the significant growth that occurred in the northern counties of the District (Hernando, Citrus, Sumter, Lake, and Marion). See attached webpage information from the District regarding the "Northern District Strategy". The Sumter County Comprehensive Plan will need to be amended to reflect coordination with the Southwest Florida Water Management District regarding the "Northern District Strategy".

The Withlacoochee Regional Water Supply Authority (WRWSA) provides for the planning and management of potable water resources within the general region of Hernando, Citrus, Sumter, and Marion counties. Sumter County is a member of the WRWSA with two County Commissioners serving on the governing board. Currently, the WRWSA is preparing an update to its regional water supply plan. The County is actively participating in this update process. The County's continued participation in the update process is critical to assure the potable water supply needs of the county are appropriately addressed in the planning effort.

Although the County is not a potable water supplier, it is actively participating in coordination activities through the Southwest Florida Water Management District and the Withlacoochee Regional Water Supply Authority to plan for the future potable water needs of the county.

**Table 4-1 - Public Potable Water Systems in Sumter County**

PWS ID	TYPE	UTILITY NAME	SERVICE CONNECTIONS
6605023	COMMUNITY	VILLAGE PARK UTILITIES INC	2
6601345	COMMUNITY	CAROLYN & RON'S FAMILY PARK	23
6601062	COMMUNITY	LEISURE TIME MOBILE HOME PARK	42
6601460	COMMUNITY	RAILS END TR PK	75
6600347	COMMUNITY	THE WOODS	78
6601737	COMMUNITY	SUMTER CORRECTIONAL INSTITUTION	88
6605002	COMMUNITY	JUMPER CREEK MANOR	115
6601866	COMMUNITY	TURTLEBACK RV AND MOBILE HOME PARK	138
6600533	COMMUNITY	WEBSTER MOBILE & TRAVEL PARK	260
6604861	COMMUNITY	COLEMAN CITY OF	294
6604824	COMMUNITY	OAKLAND HILLS	320
6600316	COMMUNITY	CENTER HILL WATER DEPT-CITY OF	360
6600330	COMMUNITY	WEBSTER-CITY OF	722
6602058	COMMUNITY	CONTINENTAL COUNTRY CLUB	863
6600210	COMMUNITY	BUSHNELL CITY OF	1007
6600990	COMMUNITY	LAKE PANASOFFKEE WATER ASSN	1720
6600331	COMMUNITY	WILDWOOD-CITY OF	3563
6604862	COMMUNITY	LITTLE SUMTER UTILITIES	13214
6605012	COMMUNITY	NORTH SUMTER UTILITY	15112
6600123	NONCOMMUNITY	BATTLE CREEK TRAILER PARK	1
6600244	NONCOMMUNITY	CAMP WILDWOOD GIRL SCOUT CAMP	1
6604789	NONCOMMUNITY	LAKE PANASOFFKEE CHEVRON	1
6604806	NONCOMMUNITY	CIRKLE K STORE 7157	1
6604811	NONCOMMUNITY	JIMMY'S COUNTRY PLACE	1
6604816	NONCOMMUNITY	KANGAROO EXPRESS #2903	1
6604820	NONCOMMUNITY	WAFFLE HOUSE #547	1
6604841	NONCOMMUNITY	SPIRIT TRAVEL CENTER	1
6604848	NONCOMMUNITY	CIRCLE K # 7547	1
6604850	NONCOMMUNITY	CIRCLE K # 7549	1
6604851	NONCOMMUNITY	VFW POST # 10137	1
6604853	NONCOMMUNITY	AMERICAN LEGION POST 101	1
6604854	NONCOMMUNITY	BUSHNELL ASSEMBLY OF GOD	1
6604856	NONCOMMUNITY	ST.VINCENT DEPAUL CATHOLIC CHURCH	1
6604859	NONCOMMUNITY	C & K COUNTRY STORE	1
6604863	NONCOMMUNITY	UNITED SOUTHERN BANK	1
6604866	NONCOMMUNITY	BOB'S ZIPPY MARKET #5	1
6604872	NONCOMMUNITY	NEW LIFE CENTER OF GOD CHURCH	1
6605004	NONCOMMUNITY	PLEASANT HILL BAPTIST CHURCH	1
6605013	NONCOMMUNITY	OXFORD ASSEMBLY OF GOD	1
6605017	NONCOMMUNITY	D.A.V. POST 96	1
6605021	NONCOMMUNITY	EBENEZER AME CHURCH ROYAL	1
6605025	NONCOMMUNITY	WEBSTER CITGO GAS AND CONVENIENCE	1
6605026	NONCOMMUNITY	BARGAINS AND TREASURES RETAIL OUTLET	1
6605027	NONCOMMUNITY	FAITH PRESBYTERIAN CHURCH	1
6605034	NONCOMMUNITY	DR. NOVAK	1
6600606	NONCOMMUNITY	HARDEE'S/AMOCO	2
6604791	NONCOMMUNITY	MABEL'S RESTAURANT	2
6604799	NONCOMMUNITY	LINDEN CHURCH OF GOD	2
6604813	NONCOMMUNITY	PANASOFFKEE SENIOR CENTER	2
6604833	NONCOMMUNITY	ST. CATHERINE BAPTIST CHURCH	2
6605014	NONCOMMUNITY	HARVEST CHRISTIAN ACADEMY	2

PWS ID	TYPE	UTILITY NAME	SERVICE CONNECTIONS
6605016	NONCOMMUNITY	FIRST ASSEMBLY OF GOD	2
6605022	NONCOMMUNITY	FL BASS CONSERVATION CENTER	2
6605031	NONCOMMUNITY	THE NEW JEWISH CONGREGATION	2
6604842	NONCOMMUNITY	ROADSIDE INN	3
6605015	NONCOMMUNITY	FIRST BAPTIST CHURCH OF OXFORD	3
6605019	NONCOMMUNITY	WEBSTER WESTSIDE FLEA MARKET	3
6605024	NONCOMMUNITY	UNITED COMMUNITY FELLOWSHIP	3
6601540	NONCOMMUNITY	MIONA LAKE GOLF CLUB	4
6604805	NONCOMMUNITY	FIRST BAPTIST CHURCH OF WAHOO	4
6604855	NONCOMMUNITY	FLOWERWOOD NURSERY	4
6605001	NONCOMMUNITY	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	4
6605008	NONCOMMUNITY	MAJESTIC OAKS MOBILE HOME COMMUNITY	11
6600643	NONCOMMUNITY	HIDDEN RIVER BAR/LOUNGE	12
6604785	NONCOMMUNITY	WSF RIVER JUNCTION	12
6601467	NONCOMMUNITY	OAK TREE CIRCLE	16
6602266	NONCOMMUNITY	WSF-HOG ISLAND	23
6604822	NONCOMMUNITY	COUNTRYSIDE RV PARK	63
6600444	NONCOMMUNITY	LAKE DEATON TR PK	75
6601574	NONCOMMUNITY	BREEZY OAKS	100
6604786	NONCOMMUNITY	SNOWBIRD SOUTH R V PARK	100
6604823	NONCOMMUNITY	SUMTER OAKS RV PARK	130
6604869	NONTRANSIENT NONCOMMUNITY	SUMTER COUNTY YOUTH CHARITY	1
6605030	NONTRANSIENT NONCOMMUNITY	EAGLE ROOFING OF FLORIDA	2
6600273	NONTRANSIENT NONCOMMUNITY	CENTRAL BEEF INDUSTRY L.L.C.	3
6604782	NONTRANSIENT NONCOMMUNITY	SUMTER CO. SCHOOL BOARD OFFICE	3
6604868	NONTRANSIENT NONCOMMUNITY	GREAT SOUTHERN WOOD OF FL. INC	3
6604870	NONTRANSIENT NONCOMMUNITY	PINES PROFESSIONAL MGT CENTER	4
6604818	NONTRANSIENT NONCOMMUNITY	HILLANDALE FARMS OF FLORIDA	11
6602211	NONTRANSIENT NONCOMMUNITY	SUMTER ELECTRIC COOP	12
6605032	NONTRANSIENT NONCOMMUNITY	SUMTERVILLE WATER TREATMENT PLANT	20
6602011	NONTRANSIENT NONCOMMUNITY	WITHLACOOCHEE RIVERSIDE MH & RV PARK	46
6600489	NONTRANSIENT NONCOMMUNITY	RIVERSIDE RV PARK	88
6600248	NONTRANSIENT NONCOMMUNITY	THOUSAND PALMS RESORT	90
6604796	NONTRANSIENT NONCOMMUNITY	SUNSHINE VILLAGE MOBILE HOME PARK	110
6602060	NONTRANSIENT NONCOMMUNITY	FLORILOW OAKS	145
6604852	NONTRANSIENT NONCOMMUNITY	SHADY BROOK R.V. RESORT	186
6605029	NONTRANSIENT NONCOMMUNITY	FLORIDA GRANDE MOTOR COACH RESORT	217
<b>Total Service Connections</b>			<b>39,551</b>

Source: Florida Department of Environmental Protection - Drinking Water Program (<http://www.dep.state.fl.us/water/drinkingwater/bfr.htm>) 2/25/2010

## SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Home Page → Projects &amp; Programs → Northern District Strategy

# Northern District Strategy

Water Conservation and Water Supply Planning  
in North-Central Florida

## What are the issues?

The northern counties of the Southwest Florida Water Management District (SWFWMD) have historically been rural, slow-growing, and presumed to have adequate groundwater supplies for as long as needed. However, since the early 1990s, Lake, Marion, Citrus, Sumter and Hernando counties have experienced significant population growth. Residential development has typically been accompanied by landscapes that incorporate large areas of turf and in-ground irrigation systems, and associated deed restrictions have often been in conflict with water-efficient best management practices. Historic land platting also has created tens of thousands of vested lots where residences can be built without further constraints and will most likely require significant supplemental irrigation in the future. Groundwater withdrawals currently occurring throughout the central Florida region may also increase the potential for cumulative environmental impacts in these northern counties. All of these issues have created concern over the long-term availability of traditional groundwater supplies to meet new demands for water. The region's unique geology provides a connection between groundwater, surface water, and surface activities, which makes it necessary to develop and adopt management strategies that prevent the occurrence of adverse impacts to the water resources.

## Proposed strategies

The following strategies are underway to address the issues of water demand and water supply in the northern counties:

### Expanded per capita requirements

The Governing Board of the SWFWMD has authorized rulemaking to expand public supply permittee per capita water use requirements to those areas of the SWFWMD not already subject to them as part of a water use caution area. The requirements include:




- Required calculation of per capita water use according to adopted Southern Water Use Caution Area rules, including service area population estimation methodology.
- Required submission of an annual per capita water use report and associated data via the annual public supply survey.

### Additional information

#### MINUTES:

- SWFWMD/WRWSA Workshop, March 24, 2008  
(coming soon)

#### PRESENTATIONS:

-  [Draft Proposed Per Capita Requirements](#), July 5, 2007; 784KB
-  [Expansion of SWUCA Public Supply Per Capita Requirements](#), April 10, 2007; 936KB
-  [Marion and Sumter Counties Stakeholders Workshop](#), March 30, 2007; 17MB

#### PUBLIC MEETINGS:

- *None scheduled at this time*

- Refined service area delineation requirements and reporting, which are necessary for enhanced use of GIS technology and accurate population estimation and projections.
- Utilities' per capita compliance of 150 gallons per person per day phased in over time.
- Calculation of reclaimed and stormwater credits.



### Enhanced conservation

The SWFWMD's Governing Board has authorized rulemaking to expand enhanced water conservation in the northern counties. These standards may include water-conserving rate structures, water audits, the adoption and enforcement of landscape ordinances, and the setting of specific percentages for components of unaccounted water loss. At a minimum, there will be the same standards of efficiency for all public supply permittees throughout the SWFWMD, regardless of the availability or lack of traditional water supplies. In addition to regulatory standards, SWFWMD programs such as cooperative funding and mini-grants exist to entice water suppliers and others to develop effective comprehensive programs that achieve water conservation through financial incentives and/or education.

### Enhanced outreach

A public outreach program has included workshops and discussions with stakeholders, decision-makers, residents, and the regulated communities to achieve an understanding of the resource issues and concerns in the area and to provide assistance in the implementation of management strategies. Enhanced outreach efforts include a conservation summit for local governments and utilities, individual meetings with local government staff, joint meetings with the Withlacoochee Regional Water Supply Authority (WRWSA) and other agencies, editorial board meetings with media organizations, and the development of appropriate comments to provide during the review of comprehensive plan amendments, developments of regional impacts (DRIs) and other land use changes in the northern counties.

### North-Central Florida Coordination Area

The Governing Boards of the SWFWMD and the St. Johns River Water Management District (SJRWMD) have directed staff to focus on conservation, water reuse and alternative water supplies for an area identified as the North-Central Florida Coordination Area (NCFCA). The NCFCA includes parts of Lake County, Sumter County and Marion County. A draft action plan is being developed by the water management districts to ensure there is a coordinated and consistent approach to water resources in the NCFCA. Included in the plan are the following areas for coordination between the districts:

- Water supply planning
- Resource assessment
- Minimum flows and levels
- Conservation
- Regulatory
- Outreach and communications

## Growth management

Concurrent with the statutory authority of SWFWMD, the following entities have a significant role in the development of land and water planning in the northern counties:

### **Withlacoochee Regional Planning Council**

The Withlacoochee Regional Planning Council (WRPC) coordinates the review of DRI projects for the northern counties in the SWFWMD. A DRI is defined by state statutes as “any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens from more than one county.” Included in the DRI coordination, the SWFWMD will review water use, conservation, reuse, the management of storm water and surface water, wetland protection, vegetation and wildlife habitat protection, and flood plain impacts.

### **Withlacoochee Regional Water Supply Authority**

The WRWSA has adopted its Master Regional Water Supply Planning & Implementation Program for the northern counties in the SWFWMD. Funded in part by the SWFWMD, this plan was initiated as a comprehensive, multi-year planning, design and construction program to help ensure that the region is engaged in a long-term water supply development process that meets growing demands, protects water resource and environmental attributes, and is completed in a cost-effective and timely manner.

## **Coordination of Public School Planning**

All local governments are required to coordinate land planning efforts within their comprehensive plans with the school planning efforts of local school districts. In 2008, Sumter County and the cities of Bushnell, Center Hill, Coleman, Webster, and Wildwood adopted a new Public Schools Facility Element and amendments to the Intergovernmental Coordination and Capital Improvements Elements that provide for the coordination of the siting of new schools, implements school concurrency, and provides for coordination in the projection of population and future student growth. In addition, Sumter County and the five cities entered into an Interlocal Agreement with the Sumter School Board that implements the Public Schools Facility Element.

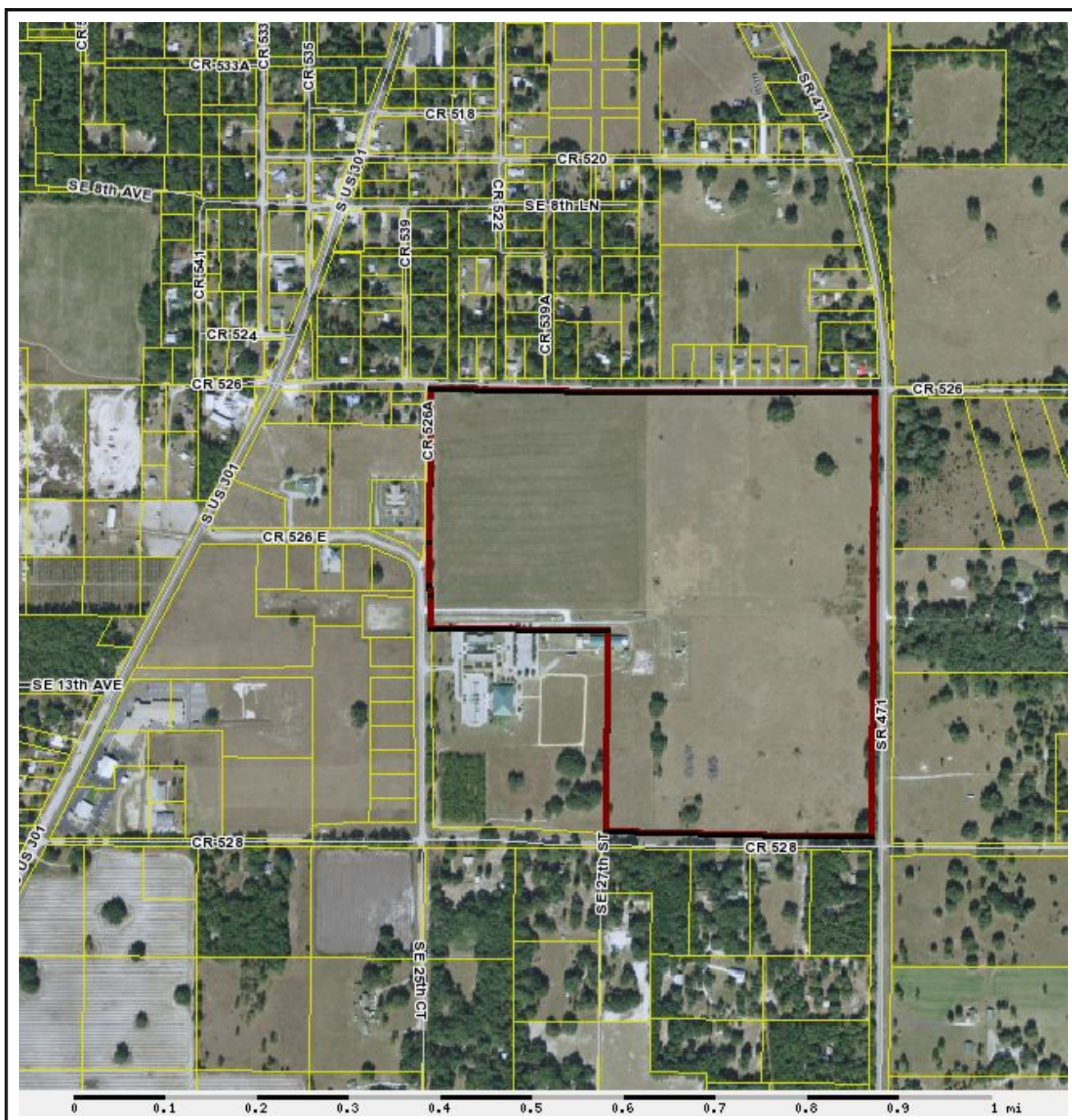
Although the County has experienced a tremendous amount of residential growth since the adoption of the comprehensive plan in 2002, the impact to the County's school system has been minimal. As demonstrated in the Evaluation and Appraisal Report's evaluation of population projections, the driver of residential growth from 2002 to 2009 is The Villages. The Villages is an age-restricted retirement community. Generally, the residents of The Villages do not have school aged children. However, to meet the school needs of children of employees of businesses that operate within The Villages, K-12<sup>th</sup> grade education is provided through public charter schools. These charter schools are designated as "Charter Schools within the Workplace".

During the period of 2002 to 2009, no new public schools were constructed by the Sumter County School Board. Capital expenditure for public schools was focused on renovations to existing public schools. In 2003, the Sumter County School Board acquired approximately 125 acres at the northwest corner of SR 471 & CR 528 (Sumterville – See Map 5-1). The purpose of the acquisition was to obtain land early for the future development of a joint (elementary/middle/high) school campus. At this time, there are no plans for its construction.

All proposed comprehensive plan amendments, rezonings, and development projects are provided to the Sumter County School Board for their review and comment. The structure of the Sumter County Zoning & Adjustment Board (serving as the Local Land Planning Agency) does provide for the participation of a representative of the Sumter County School Board.

The County will continue to implement the school coordination and concurrency policies within the Public School Facilities Element, Intergovernmental Coordination Element, and Capital Improvements Element, and consistent with the Interlocal Agreement.





## Sumter County GIS - Board of County Commissioners

910 North Main Street - Bushnell, FL 33513 - PH:352-793-0200 FX:352-793-0207

Parcel ID: **J24=001** - PUBLIC SCHOOL (08300)

**SCHOOL: BOARD OF PUBLIC INST**

2680 W COUNTY ROAD 476 BUSHNELL, FL 33513

Street: 1250 SR 471

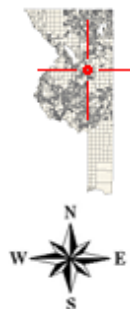
S/T/R: 24/20/22 - NE 1/4 & LESS RD R/W OR 235 PG 366 LESS SW 1/4 OF NE 1/4 LESS ANY PORTION LYING IN THE FOLLOWING DESC: COMM AT SW COR OF NE

Sales

3/1/2003	1059/231	Vacant	\$741,000.00
12/1/2000	847/377	Vacant	\$100.00

NOTES:

Map 5-1



This information was derived from data which was compiled by the Sumter County GIS - Board of County Commissioners. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This information was last updated: 2/18/2010 and may not reflect the data currently on file at our office.